

# National Alliance of HUD Tenants

Tenant Associations in federally assisted housing across the nation working together to:

- \*\*Preserve affordable housing.*
- \*\*Protect tenants rights.*
- \*\*Promote tenant ownership and control.*



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## **A National Alliance of Tenant Associations**

The National Alliance of HUD Tenants (NAHT) is a multi-cultural, tenant controlled alliance of tenant organizations in HUD- assisted housing. Hundreds of tenant associations representing thousands of tenants in every region of the country are already involved, with affiliated coalitions in 32 states.

NAHT was founded in the spring of 1992 by tenants gathered at a national housing conference. NAHT grew out of local organizing efforts in dozens of communities across the country and the national assisted housing preservation network coordinated by the National Low Income Housing Coalition.

## **Formed So That Tenants Could Speak for Themselves**

Tenants formed NAHT because we realized that if we wanted to speak for ourselves on a national level, we needed our own national organization.

NAHT is run by an elected board of leaders of local tenant associations. NAHT membership is open to all tenant associations in HUD assisted housing.

prepay their HUD mortgages.

### ***Won Resources to “Organize the Unorganized”***

- since 1995, won \$14.5 million from HUD and Congress to help local groups organize unorganized tenants, including 88 VISTA Volunteers assigned to NAHT affiliates.
- created a field training and support system for local tenant leaders and organizers, including site visits, on-call technical assistance, regional trainings, and two national training conferences each year since 1996.

### ***Won Access for Tenants at HUD***

- held unprecedented regular meetings with top HUD officials to make HUD programs work better for tenants.
- initiated “Eyes and Ears” meetings between Washington HUD officials and local tenant groups, winning local improvements and making HUD’s bureaucracy more responsive to tenants.

### ***Built a National Tenant Union***

- created a national tenants union governed by an all-tenant Board, with an annual Conference in Washington, D.C., a “Network” of local affiliates which meets bi-weekly, and twelve national Issue Task Forces.

## **And Work Together to Preserve Affordable Housing, Protect Tenants Rights and Promote Resident Control and Ownership**

NAHT's primary goal is to preserve all HUD- assisted housing as permanently affordable.

NAHT's additional goals are to:

- 1) build tenant organization and power.
- 2) promote tenant ownership and tenant control over management.
- 3) improve the quality of life in HUD-assisted housing.
- 4) make HUD accountable to tenants.

## **By Working with Congress, Negotiating with HUD and Landlords, and Always Organizing More Tenants**

**Since it formed in 1992, NAHT has:**  
***Fought to Save Our Homes***

- won removal by Congress of "mass voucherization" language in the FY 96, FY 97, and FY98 HUD budgets, which put 1.6 million Section 8 families at risk .

- helped persuade Congress to include \$974 million to preserve “expiring use” HUD housing FY96 and 97.
- organized “Save Our Homes Day” actions in cities across the country.
- fought successfully to moderate HUD’s controversial “Mark to Market” plan, protecting affordable housing and winning a role for tenants in the 1997 Housing Act.
- reversed HUD’s “forced voucherization” policy which put 50,000 families at risk.
- helped defeat a rent increase from 30 to 32% of income for 3 million families.

### ***Expanded Tenants Right to Organize***

- won distribution of over two million Tenants’ Rights brochures distributed to tenants in several languages.
- won revision of HUD’s Management Agent Handbook to require recognition of tenant unions and provision of meeting space, as well as sanctions for owners who harass tenant groups.
- won passage by Congress of an amendment in 1998 extending an enforceable Right to Organize to all project-based Section 8 housing.
- won extension by Congress in 1998 of required notice to tenants of landlord decisions to opt out of Section 8 or

## How to Join NAHT:

Voting Membership in NAHT is open to tenant organizations in current (or formerly) privately-owned, HUD- assisted and/or insured multi-family housing that meet regularly and are democratic, representative, committed to permanently affordable housing and independent of non-resident owners or management agents.

If your group wants to join NAHT as a voting member, please return this application form and enclose a current list of your group's board or steering committee and \$25 for your membership dues.

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Name of Designated Representative

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Organization

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Address

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City

Zip

( )

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Phone

Associate (non-voting) membership in NAHT is open to non-profit organizations which work with HUD tenants and share the goals and objectives of NAHT. (Nonprofit, non-resident groups which own or manage housing are not eligible to join.) To join as an associate member, return the form with the appropriate dues.

Associate dues vary according to the organizations budget:

from:	\$0-25,000	\$25
	\$25-100,000	\$50
	over \$100,000	\$100

## **The Benefits of Joining**

A part of NAHT, your organization will be able to tap into NAHT's extensive and exciting network of tenant leaders organizations.

By joining NAHT, member groups receive:

- 1) free tenants' rights manual and discounts on tenant organizing manuals.
- 2) an opportunity to attend NAHT membership meetings, including the Annual Meeting of NAHT in Washington, D.C., and to participate in NAHT coordinated national action days such as "Save Our Homes Day."
- 3) intensive support from your local NAHT associate member group, for which NAHT helps secure resources.
- 5) access to the bi-weekly teleconference calls of the NAHT Network, which provides fast breaking information.
- 6) action alerts on legislation and HUD and landlord activities.
- 7) NAHT newsletters and mailings.
- 8) more intensive support on a limited basis may be negotiated by a member group requiring special assistance..